



TOWN OF FISHKILL
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PLANNING BOARD MEETING AGENDA FOR APRIL 28, 2005

The Planning Board Meeting will be held on Thursday, April 28, 2005 at 7:00 p.m. until 11:00 p.m. in the Town Meeting Room, 807 Route 52, Fishkill, New York. Agenda items that are not reviewed by 11:00 p.m. will be placed on the next Planning Board Meeting Agenda.

REQUEST FOR EXTENSION AND REQUEST FOR READOPTON:

1. **Waterfront @ Fishkill - Retail Parcel - Subdivision** - Applicant requests a ninety (90) day extension of the Resolution of Preliminary and Final Approval.
2. **Waterfront @ Fishkill - Retail Parcel - Chelsea Firehouse - Site Development Plan** - Applicant requests a six (6) month extension of the Resolution of Preliminary and Final Approval.

NEW SUBMITTALS:

1. **Hasbrouck Place- Site Development Plan** - Applicant seeks Site Development Plan approval to construct two (2) 26,000 S.F. buildings for a mixed use development (retail/office space), including the construction of a parking area to consist of 324 parking spaces. The parcel for this proposal is located at 931 Route 9, is the subject of a Rezoning Application by the Town Board to be rezoned from R-40 to GB (General Business) and consists of 12.4 acres. Refer application to the Town Engineer, Town Director of Municipal Development, Town Building/Fire Inspector, Town Planning Board Attorney, Town Environmental Advisory Board, Dutchess County Department of Planning and Development, NYS Department of Transportation and the Rombout Fire District.
2. **Toll Bros. - Merritt Park Condominiums - Site Development Plan** - Applicant seeks Site Development Plan for the construction 337 condominium flats within 16 residential buildings and two (2) mixed-use buildings, the development of 20,000 square feet of accessory neighborhood-level non-residential use within the mixed-use buildings, construction of a clubhouse and recreation area, and installation of supporting improvements, including access driveways, parking areas, water supply lines and sanitary sewage collection facilities, landscaping, lighting and other improvements. The parcels for this proposal are located on the south side of Merritt Boulevard at NYS Route 52, in the RMF-5 and R-4A Zoning Districts and consist of 126.19 acres. A pending Rezoning Application by Toll Brothers, Inc. is under consideration by the Town Board requesting a rezoning of 3.409 acres from R-4A to RMF-5. The applicant is seeking authorization from the Town Board for an accessory non-residential use and mixed-use buildings for such purpose in the RMF-5 Zoning District. Refer application to the Town Engineer, Town Municipal Development Director, Town Building/Fire inspector, Town Planning Board Attorney, Town Environmental Advisory Board, Dutchess County Department of Planning and Development, NYS Department of Transportation and the Rombout Fire District.

PUBLIC HEARINGS:

1. At 7:30 p.m. or as soon thereafter as possible - **Quality Inn (formerly known as I-84 Hotel) - Special Use Permit** - Applicant seeks Special Use Permit Approval to construct a three-story/65 room hotel. The parcel for this proposal is located at the intersection of NYS Route 52 and I-84, in the GB (General Business) Zoning District and consists of 2.4 acres. This is a continuation of the public hearing that was adjourned on March 24, 2005.

REVIEWS:

1. **Westage Lot 5 Hotels - Site Development Plan** - Applicant requests a waiver of parking under Section 150-67F, in an effort to reduce the environmental impact on the site.
2. **Aveonis Townhouses - Site Development Plan** - Review applicant's request to clear and grade the project site.
3. **The Crest @ Fishkill (formerly Kushner Residential Development) - Site Development Plan** - Board to review Resolution of Preliminary Approval.
4. **Cedar View Development, LLC - Subdivision** - Board to review Resolution of Final Approval.
5. Board to approve April 14, 2005 Planning Board Meeting Minutes.